Design & Access Statement in support of external works to form a hardstanding with planting strip to allow customer off road parking & additional on site storage @ Homework 35 Market Street Hoylaud

(revised after site meeting & agreement with app. no 2010/1443).

January 2011.

proposal;-

* to form a limestone hardstanding to the rear of an established DIY & garden store, (the works are to include a new galvanized steal pallisade fence & access gates at a maximum height of 2m which are permitted development)

surroundings;-

* the site is situated close to the centre of Hoyland on Market Street.
* the premises are located at the end of a three block of two storey design typical victorian dwellings, the remaining two properties are dwellings. Adjacent to the northern & eastern boundaries are detached dwellings.
* the business is within easy reach by public transport, by motor car & by pedestrian routes.

site;-

* the application site is at shop at ground floor level with storage at first floor level.
* the site is part of a built up frontage with no parking to front due to local authority no parking lines.
* the site enjoys open space to the rear accessed by an existing driveway used for shop deliveries.
* there is no through vehicular or pedestrian rights of way within or adjacent to the site.
* the site is essentially flat to the front elevation but slopes gradually towards the rear northern boundary.
* the site boundaries are formed by a mixture of fence & wall designs.
* the site is not within or adjacent to a conservation area or to any area of special interests.
* the site/property is not a listed building.

Social Context ;-

* the site is used currently as a retail unit, the future use of the site would remain as now. There are no implications for the loss of the existing use.
* the choice of materials for the proposed fence will ensure a pleasant elevational treatment for adjacent owners. The existing boundary treatments/fences/walls would remain in place, with the new fence erected within the curtilage of the application site ensuring that ;-
    a) a buffer area/barrier safeguarding all existing boundary treatments from any contact or damage with or by any motor vehical using the rear area.
    b) a 2.00m height of fencing would ensure a safe & secure area for parking & for an amount of ground level storage for pre-packed garden peat etc.
* the proposal would have no strain on local business's or local services.

Economic Context ;-

* the proposal, it is hoped, is likely to give stimulus to the existing business during todays uncertain financial climate.

Planning policies ;-

* the scheme takes into account advice from PPS1, para's 33/34
    33 - "good design ensures attractive, usable, durable & adaptable places & is a key element in achieving sustainable development."
    34 - "good design should contribute positively to making places better for people".

Local planning Policies;-

* the scheme takes into account UDP policies which require;-
  a) support for refurbishment, expansion & redevelopment of existing retail properties,
  b) maintenance of shopping areas.
  c) environmental improvements including enhancement of the quality & quantity of serving & car parking provision, improvements to safety & security of pedestrians.

Evaluation of proposal;-

* the proposal for car parking has been made necessary due to parking restrictions being introduced by the local authority on Market Street. Rear parking area would provide off street safe parking for customers, reduce congestion to Market Street & prevent problems arising for neighbouring dwellings.
* clearing of the rear area/curtilage would provide good parking & safe turning spaces to allow cars to enter & leave the site in a forward direction.
* the new fencing will provide security for the property. The fence design allow vision through the panels which cannot provide a solid barrier for the neighbouring properties outlook.
* there should be no constraints on the proposal from a physical, social or economic context because the changes are of a minor nature but would maximis safety factors for both the business & the existing street scene.
* local plan policies are supportive of schemes which seek to maintain & enhance viable local shopping areas, this scheme appears to be in accordance with such policies.

General ;-

* the site is not within a known flood risk area.
* the proposal would not affect ;-
    a) postal or other delveries,
    b) local authority refuse collection,
    c) emergency services access
* site levels will remain unaffected.
* existing boundary treatments will remain.
* disable parking will be available.

* See letter to James Hyde dated 28th May 2010 & reply dated 28th June 2010 *

* See letter from Chris Neal Enforcement officer dated 04th Nov 2010